



*Maryland Department of Planning*

*Martin O'Malley*  
Governor  
*Anthony G. Brown*  
Lt. Governor

*Richard Eberhart Hall*  
Secretary  
*Matthew J. Power*  
Deputy Secretary

June 23, 2010

Honorable Lee N. Fiedler  
Mayor of Cumberland  
City Hall  
P.O. Box 1702  
Cumberland, Maryland 21501-1702

Dear Mayor Fiedler:

The Maryland Department of Planning has completed the coordinated review of the draft 2010 Redevelopment and Adaptive Reuse Plan Amendment to the 2004/2009 City of Cumberland Comprehensive Plan. Thank you for your participation in the plan review process. The State of Maryland is committed to fighting the high financial, social, and environmental costs of sprawl development through effective Smart Growth and Neighborhood Conservation strategies.

After review of the draft amendments it appears that there has been a concentrated effort addressing the need for creating a new Comprehensive Redevelopment and Adaptive Reuse Floating Zone. The zone will address the sites abandoned by the City's two former hospitals, Memorial and Sacred Heart Hospitals, which were consolidated in 2010. The new facility remains within the City and is located on Willowbrook Road. Both abandoned sites are located outside of the traditional central business district and potential land uses must be tailored to blend with their existing neighborhoods. The amendment is consistent with the Department's plans, programs and objectives.

The following pages contain comments and recommendations from the Maryland Department of Planning and the Maryland State Highway Administration. The Department would like to remain updated as the floating zones are created and implemented. Thank you again for the opportunity to review the draft 2010 Redevelopment and Adaptive Reuse Plan Amendment for the City of Cumberland. If you have any questions and/or require assistance, please contact the review coordinator David V. Cotton at 301-777-2161.

Sincerely,

Peter G. Conrad, AICP  
Director of Local Government Assistance

Attachment: MDP Review Comments, SHA Review Comments  
cc: David Umling, City Planner  
David V. Cotton, MDP Regional Planner

## Review Comments from the Maryland Department of Planning Draft 2010 Redevelopment and Adaptive Reuse Plan Amendment City of Cumberland

The Maryland Department of Planning has reviewed the Draft 2010 Redevelopment and Adaptive Reuse Plan Amendment and offers the following comments:

MDP would like to clarify some statements made in the draft plan related to review and potential amendment of the Municipal Growth Element

On page 5, it is concluded that no substantive material changes to the 2009 Municipal Growth Element were determined to be necessary as a result of this Comprehensive Plan Amendment.

MDP suggests that once the City adopts their zoning, they need to review their Municipal Growth Element to reflect those changes and then determine whether or not substantive changes to the MGE are necessary. The new zoning will change how the land is developed, thus impacting residential density, population projections, etc.